

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, February 1, 2016
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan,
V. Ward, S. Westa
Members absent: B. Chandy
Alternates present: P. Aho, T. Berthelot, K. Holt
Staff present: Linda Painter, Director of Planning and Development
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 7:36 p.m. and appointed alternate Aho to act in Chandy's absence.

Approval of Minutes:

- a. January 19, 2016, Regular Meeting: Hall MOVED, Ryan seconded, to approve the 1-19-2016 minutes as corrected. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

None.

Old Business:

a. Draft Zoning Regulations

- Alcoholic Liquor Permits. After discussion, the consensus of the majority of members was to delete the separation distance requirement from the regulations and to incorporate the sale of alcoholic liquors as part of the general special permit requirements for new businesses, i.e., to inform as part of the application the plan for the sale of alcoholic liquors as an applicant would report hours of operation, parking spaces and the like. The Commission eliminates specific requirements as a redundancy to the Liquor Control permit process.
- Live Music. After discussion, the consensus of the majority of members was to delete those regulations which require a special permit for the use of live music and to treat live music as stated above with regard to the sale of alcoholic liquor; again noting the redundancy with noise and nuisance ordinances.
- Architectural Design and Sustainability Standards. Commission members requested that staff review and revise design standards so as to encourage architectural diversity and revise sustainability standards so as to prioritize energy efficiency and water conservation; establish different thresholds/requirements for small projects; and consider a system that does not involve points.

b. Modification Request to a Gravel Permit, 1090 Stafford Road, PZC File #1258

Item tabled until March 21, 2015. A March field trip has been scheduled for this site.

New Business: None.

Reports from Officers and Committees:

Westa reported on the CCROG meeting last week that discussed overlay zones and a Regional bus study, including a related survey.

The Director reviewed her written report.

Communications and Bills:

Noted.

Adjournment:

The Chair declared the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Vera S. Ward, Secretary